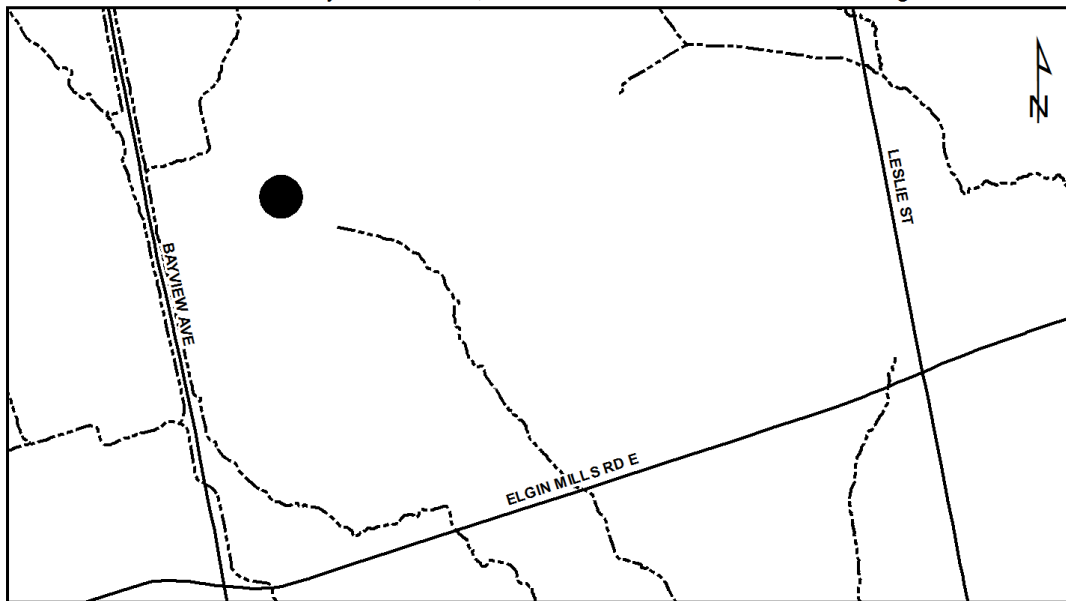


## TOWN OF RICHMOND HILL

### 11.26 RICHVIEW 19 HOLDINGS INC. C/O DG GROUP

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on 11061 Bayview Avenue, in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Richview 19 Holdings Inc. c/o DG Group. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system, and the construction of the services in easements in support of an approved draft plan of subdivision (19T(R)-12013), municipally known as 11061 Bayview Avenue, Town of Richmond Hill.

**MAP LOCATION:** 11061 Bayview Avenue, Richmond Hill - Richview 19th Holdings Inc.



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Michael Pozzebon, A.S.O. of Richview 19 Holdings, Autumnhill Investment Ltd., and Raki Holdings Inc. (South), dated Tuesday June 5, 2018, committing to complete all reports and permit drawings to the satisfaction of TRCA staff prior to final issuance of the permit.**

### RATIONALE

The application was reviewed by staff on the basis of the following information:

#### Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system. The works also include the construction of site services in easements and rights-of-way within 120 metres of the Provincially Significant

## Item 11.26

Wetland and adjacent to the Regional Floodplain along Bayview Avenue associated with realigned Tributary 3-M. This application is in support of an approved draft plan of subdivision (19T(R)-12013 - Richview 19) and implementing zoning by-law amendment which permits a storm pond block (to be considered under separate permit CFN 57808), road connections, a school block, future residential and park blocks, natural heritage system blocks, and approximately 484 residential units, associated with a municipal building permit. The subject property is municipally known as 11061 Bayview Avenue, located on the east side of Bayview Avenue, mid block between Elgin Mills Road and 19th Avenue, in the Town of Richmond Hill. Located in the North Leslie Secondary Plan Area, the Master Environmental Servicing Plan (MESP) for North Leslie (west of Leslie Street) was reviewed and approved in principle by TRCA staff on October 9, 2015.

The rough grading of the site was reviewed and issued under TRCA permit C-171087 in October 2017. The sediment and erosion controls which were approved subject to the previous permit, will be amended as necessary for this phase of construction. Once the works are completed, the sediment and erosion control measures will continue to remain in place and maintained until construction of the subdivision is complete. The final grading has resulted in some minor grading into the future buffer to the natural heritage system. Due to the extent of the grade transition, additional grading into the buffer is required to match the proposed grade to existing lands adjacent to the natural heritage system. As such, the applicant has proposed an overall net benefit by providing a net gain of land conveyance (to be added to the natural heritage system) which will be conveyed to the Town, in combination with limited height retaining walls (0.6m armourstone wall) at the rear of some lots. The additional lands will be planted and restored with native, self sustaining vegetation.

An extensive restoration and enhancement planting plan has been submitted with this application, and has been secured through the subdivision agreement associated with the draft plan. Furthermore, the Town of Richmond Hill Geotechnical Peer Reviewer has provided his review, approval and sign off with respect to geotechnical issues associated with the upward hydraulic pressure from the underlying Oak Ridges Aquifer Complex and safe excavation depth associated with servicing the site. Furthermore, in accordance with the North Leslie Secondary Plan, a further (more detailed) level of environmental analysis was completed through a site-specific Environmental Management Plan which includes a monitoring plan which was reviewed and approved by TRCA staff.

As the review of the final permit plans are ongoing, the owner has agreed through a letter of undertaking to satisfy all requirements in accordance to the conditions of draft approval, and to complete all reports and drawings to the satisfaction of the staff prior to issuing the permit. Upon the final review and approval of the final plans, TRCA staff will have no concerns related to flooding, ecology or geotechnical issues associated with the proposed works.

### Control of Flooding:

The proposed works are predominantly located on tableland, but is regulated due to its proximity to the provincially significant wetland (PSW) located at the southern portion of the site, as well as a portion of the floodplain associated with Tributary 3-M on the western portion of the site. Based on the proposed works, there are no anticipated impacts related to flood control or flood conveyance as a result of the proposed works.

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### Pollution:

Appropriate sediment and erosion control measures have been installed subject to permit C-171087 and will be amended and maintained (as required) as part of this permit, and maintained during all phases of construction. In addition, a comprehensive monitoring plan has been included in the Environmental Management Plan to undertake ongoing monitoring of the adjacent natural features.

### Dynamic Beaches:

Not applicable

### Erosion:

Due to the dynamic hydrogeological conditions within North Leslie, this site (as with all sites in North Leslie) is subject to large volumes of fill to bring the overall grading above the elevation of the groundwater. This results in the need to undertake grade transitions from the proposed to the existing grades of the buffers to the natural heritage system. As such, in some areas, the proposed works includes the construction of an engineered slope that transitions from the residential lots to the limit of the natural heritage system, including a 0.6m high armoured retaining wall located at the rear of some of the private residential lots to aid in the grade transition. With the proposed grade transition, staff have no anticipated geotechnical concerns associated with this permit application.

### Conservation of Land:

The site has been historically used as active farmland. As such, there is no significant vegetation to be removed as a result of the works. Furthermore, this phase does not contain any in-water works, and as such, there are no fisheries related impacts anticipated with the proposed works.

### *Plantings*

Due to the nature of the construction phasing, this permit will include the planting and restoration of all environmental buffers. All planting and restoration works will be required for the plan of subdivision, with the exception of the stormwater management ponds on site (Pond A2 - CFN 57808). All restoration and planting plans for the stormwater management ponds will be included with the respective permits.

### Policy Guidelines:

This proposal is consistent with Section 8.4 - General Regulation Policies and Section 8.9 Infrastructure Policies of the Living City Policies for Planning and Development in the Watersheds of the TRCA.

**CFN: 59506 - Application #: 0284/18/RH**

**Report Prepared by: Doris Cheng 5306 dcheng@trca.on.ca**

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**Date: June 6, 2018**